



64708 Greenhill Crescent Calgary Alberta

\$799,000

Savvy investors are going to love that both sides of this illegally suited duplex are included in the sale - that's 3 self-contained rental opportunities! Or you can live in one side and rent the other 2 units. Parking will never be an issue thanks to the double detached garage with 2 single doors and plenty of off-street parking to the sides. All units are well maintained, spacious and bright with their own separate laundry areas! The 2 main floor units are both 2 bedrooms, 1 bathroom homes with large kitchens and loads of natural light. A separate entrance leads to the 1 bedroom illegal basement suite featuring a stone encased gas fireplace and a neutral, white kitchen. Expansive backyards on both sides along with a stone patio for summer barbeques. Other features include 10 year old roof, upgraded insulation, upgraded electrical and newer windows with egress windows in the basement. Ideally located in the established community of Greenview boasting one of the biggest community centres in Calgary with bowling lanes, ice rink, racquetball, lounge and much more. Easy access to Deerfoot Trail and downtown for commuters and close proximity to Nose Hill Park for outdoor enthusiasts and dog owners. The location alone makes this wonderful 3 unit home an outstanding investment opportunity! (id:6769)

Recreational, Games room 23.58 Ft x 9.33 Ft
Kitchen 16.75 Ft x 11.08 Ft
Storage 10.83 Ft x 13.08 Ft
Storage 16.92 Ft x 21.42 Ft
Furnace 21.75 Ft x 21.33 Ft
Furnace 10.08 Ft x 7.58 Ft
Bedroom 10.67 Ft x 9.25 Ft
4pc Bathroom .00 Ft x .00 Ft
Living room 18.67 Ft x 11.58 Ft
Kitchen 11.33 Ft x 9.50 Ft

Dining room 6.75 Ft x 9.50 Ft
Living room 18.67 Ft x 11.58 Ft
Kitchen 11.33 Ft x 9.58 Ft
Dining room 6.75 Ft x 9.58 Ft
Primary Bedroom 14.92 Ft x 9.83 Ft
Bedroom 11.42 Ft x 11.33 Ft
Primary Bedroom 14.92 Ft x 9.83 Ft
Bedroom 11.42 Ft x 11.33 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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**RE/MAX REAL ESTATE
(CENTRAL)**

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